




To: Planning Commission

Via: Brandol Harvey, AIA, AICP, Chief of Planning 

From: Christopher S. Lawrence, AICP, Comprehensive Planner

Date: October 29, 2004

Subject: Updated Staff Report  
SUP #04-006 – Education Facility Primary/Secondary – 2500 block of North Main Street

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Over the past month, the applicant has worked with town staff to develop a solution to the outstanding entrance issue. The entrance location is regulated by Section of the Use and Design Standards, which states:

*(1) Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.*

The original staff report stated that both the New School entrance and the existing cemetery entrance should be lined up to maximize safety and to minimize entrance and median conflicts for future North Main Street improvements. The applicant provided a conceptual plan that showed the entrance lined up, however, this created site distance problems. The Planning Commission and Town Council continued the public hearings to allow the applicant additional time to develop solutions to the entrance problem.

The applicant has submitted a letter and concept plan outlining three options available to school to resolve the entrance problem. Each solution is listed below and includes a Pro/Con table evaluating each.

Option 1

*Locate the entrance as shown according to the "Preliminary Site Plan for Special Use Permit Application" dated August 8, 2004, revised October 20, 2004. The entrance would be offset at a distance to meet all site distance requirements. This would achieve the adequate site distance of 500 feet according to the posted speed limit of 45 mph.*

<b>Pro</b>	<b>Con</b>
Meets site distance	Entrances do not line up
Reduces cost for New School	Creates future entrance and median location conflicts

#### Option 2

*The New School entrance could align to the Memorial Gardens entrance. This would require a portion of N. Main St. to be lowed to achieve the site distance. The estimated cost associated with lowering N. Main St. is approximately \$48,592.*

<b>Pro</b>	<b>Con</b>
Creates a safer entrance and intersection	Increases cost for New School
Reduces or eliminates median conflict	

#### Option 3

*The New School entrance could align to the Memorial Gardens entrance provided the speed limit is lowered to 35mph. The site distance at this location is 390-feet, which is also the site distance requirement for a 35mph zone according to VDOT commercial entrance standards.*

<b>Pro</b>	<b>Con</b>
Meets site distance	Does not change driver behavior for speeding
Reduces cost for New School	390' site distance is required for a design speed of 35mph. Typical speeds exceed this design speed on Main St., requiring a longer site distance

### **Analysis of Options**

The Zoning Ordinance requires that special uses be in conformity with the Comprehensive Plan or to specific elements of the plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance. Further, the proposal as submitted shall not cause adverse impacts, as defined by Section 1181 (b) of the Zoning Ordinance, on the surrounding neighborhood or community. Adverse impacts to be evaluated include such items as traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations, among others. In considering impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.

Special Use Permits are a discretionary decision. Section 1181(b) sets forth the items to be evaluated and specifically states that SUP's shall not cause adverse impacts. The creation of an entrance that is not lined up with the existing cemetery entrance is an adverse impact on the town's transportation system. Although separating the entrances can meet all VDOT entrance

standards and meet the needs of the school, it creates a negative situation for the future improvements to N. Main St.

Through this review staff has developed a fourth option that may meet both the town’s and New School’s needs while eliminating the adverse impacts of separating the entrances. Option 4 is a combination of Option 2 & 3.

Proposed Option 4: (developed by town staff)  
*Center the entrances in line with each other and reduce the speed limit on N. Main St. to 35-mph*

The problem with reducing the speed limit is that vehicles feel that they can travel faster than the speed limit on this section of road. N. Main St. is relatively flat and straight, which allows for increased speeds. To reduce the speeding, speed-calming measures would have to be implemented in this section. These measures would include:

- 1. New Speed Limit Signs posting 35mph; and
- 2. A School Ahead Sign; and
- 3. Rumble strips at the approaches to the school sign; and
- 4. A Speed Compliance Display. This display states the current speed of a driver similar to a speed trailer. It is permanently posted on a pole similar to a speed limit sign.

The purpose of this option is three fold, (1) allow both entrances to be lined up, (2) reduce the speed limit to 35mph, (3) slow driver behavior by changing the physical comfort of driving 45mph. The costs of this option are approximately \$10,000-\$15,000.

Pro	Con
Entrances line up	Driver who frequently drive this section may
Meets site distance	become acclimated to the display and tend
Reduces cost for New School	to ignore it.
Increases drivers awareness about	
speed limit	Moderate cost for New School
Reduces drivers speed	

**Conclusion**

A special use permit is a discretionary decision for Town Council. Special Use Permits are required to minimize negative and adverse impacts. By not aligning the entrances, future median issues and conflicts will arise similar to the experience the town has had to mediate on South Main Street. All four options should be reviewed to determine which option reduces the adverse impacts.

Planning Commission and Town Council may wish to consider making option 4 a condition of the permit. Conditions may be placed on SUP’s to reduce the adverse impacts on surrounding properties and the town. Unlike proffers that must be voluntarily offered by the applicant, conditions may be imposed on SUPs, whether the applicant agrees with them or not.

Therefore, the following condition is proposed to address the adverse impacts that may be created by not aligning the entrances:

1. a. If the speed limit is reduced to 35 mph, the applicant shall line up the centerline of the school entrance with the existing cemetery entrance. In addition, the following speed calming measures shall be installed and the applicant shall be the full cost:
  1. New Speed Limit Signs posting 35 mph.
  2. School Ahead sign.
  3. Rumble strips at the approaches to the school signs.
  4. A Speed Compliance Display approved by the town and similar to the VSC-150F Speed Compliance Display produced by the Information Display Company. These signs shall be placed in the north and southbound lanes of N. Main St.
  5. The final design and location of the items in 1-4 shall be approved by the Town Engineer prior to site plan approval.
- b. If the speed limit is not reduced to 35 mph, the applicant shall make physical improvements to N. Main St. by lowering the street to meet all entrance and site distance requirements.

Previously recommended conditions:

2. The school shall be limited to 120 students.
3. There shall be no future subdivision of the 5-acre property owned by the Blacksburg New School.

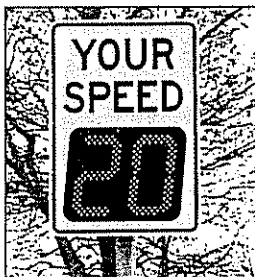
tection. Top branches protrude from the vertical shafts to give impenetrable coverage, eliminating the need to double up. Flexible, the strips mount easily on flat, curved, or irregular surfaces, whether wood, metal, or masonry. Spikes are environmentally safe and non-lethal.

**Bird-X Inc.**

[www.govengr.com/bird-x](http://www.govengr.com/bird-x)

## Increase Traffic Calming and Control

The VSC-150F Speed Compliance Display features the new UltraClear™ display technology, which improves driver readability. Gen-II™ units are



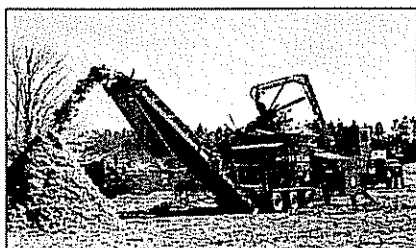
vandal resistant, MUTCD compliant, and feature SafetyMask™ "anti-rubbernecking" technology to keep drivers attention on the road. Along with the standard 110/220 VAC power, fixed installations can be solar powered. Unit pricing starts at \$3,495 and volume discounts are available to local governments.

**Information Display Company**

[www.govengr.com/informationdisplay](http://www.govengr.com/informationdisplay)

## Tub Grinder Is Redesigned

The Model 1300 Tub Grinder has been redesigned right down to the tub base, which results in an improved flow of material out of the machine. In addition, the tub flare has been lowered 6-in, resulting in improved feed and an increase in tub capacity. The



discharge conveyor has been improved as well. Increasing the width from a 36-in. belt to a 40-in. belt makes the conveyor structurally stronger. More replaceable wear sections in the tub floor were also added, increasing the longevity of the machine.

**Morbark, Inc.**

[www.govengr.com/morbark](http://www.govengr.com/morbark)

## Continuously Cleans Diesel Fuel Systems

System is installed between the fuel tank and the primary engine fuel filter. Stage one of the system separates out 99.9 percent of the water and over 95 percent of solids from the fuel before it



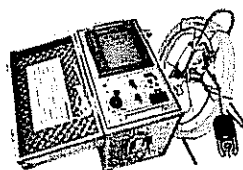
reaches the engine filters. Stage two strontium ferrite stabilizer induces a small electric charge into the fuel repeatedly. This continual pre-filter induction and polishing of the fuel is what kills bacteria, helping to make the fuel acid free and keeps tanks clean. Purification system only requires regular opening of the separator drain.

**Dieseldraft Fluid Engineering**

[www.govengr.com/dieseldraft](http://www.govengr.com/dieseldraft)

## Mini-Cam for Sewer Inspection

The Trident is only 1.86-in. in diameter and 5 in. long. It offers many of the functions common on large-



er main line crawler systems. Features include a full 360-degree continuous/infinite bi-directional rotation, 110-degree tilt, light dimmer, focus, video output, pre-loaded software, and full data entry keyboard.

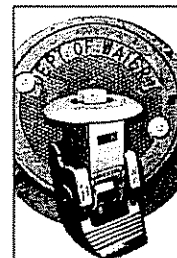
**Flow-Tek Corp.**

[www.govengr.com/flowtekcorp](http://www.govengr.com/flowtekcorp)

**Manhole Cover**

## Locking System

This manhole cover locking system prevents unauthorized access to important underground infrastructure. The system provides maximum security while offering quick and easy access. System is made from corrosion resistant stainless steel alloy and is affordable and easy to install.



**STABILOC, LLC**

[www.govengr.com/stabiloc](http://www.govengr.com/stabiloc)

## AD INDEX

**American Highway Products Ltd. ....8**

**Autodesk .....C4**

**Bird-X .....51**

**Bluebook.....3**

**Bobcat .....C3**

**Dufresne-Henry .....10**

**Energy Absorption.....5**

**Freightliner .....C2**

**Komatsu .....1**

**Morbark .....13**

**Novapipe.....4**

**Red Oak Consulting ..53**


**Red Valve .....7**


**Schwarze .....11**

**Woolpert ..... 4**



To: Planning Commission

Via: Brandol Harvey, AIA, AICP, Chief of Planning 

From: Christopher S. Lawrence, AICP, Comprehensive Planner 

Date: October 1, 2004

Subject: UPDATED STAFF REPORT  
SUP #04-006 – Education Facility Primary/Secondary – 2500 block of North Main Street

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The original staff report dated September 14, 2004, had four items that needed to be addressed by the applicant. The items are as follows:

- (1) *The Type C buffer yard needs to be extended along the side property line to screen the parking spaces for van parking.*

The applicant has submitted a revised concept plan that addresses this item. The buffer yard was extended and the school van parking space labeled. This revision makes the application conform to requirement of Section 4313(a)(3).

- (2) *The school entrance needs to be designed to line up with the existing cemetery entrance*

The second requirement was to line up the centerline of the entrances between the school and the existing cemetery. The concept plan shows this adjustment. However, this adjustment has several consequences to the required site distance of the New School's entrance. As proposed in the revised concept plan the site distance cannot be met. **The applicant must complete a preliminary design that will determine specific solutions to meet the required site distance.** This needs to be accomplished as part of the SUP concept design prior to final action by the Planning Commission and Town Council so that it is not an outstanding issue during the site plan design stage.

- (3) *The front façade needs design improvements so that the building has the appearance of facing N Main Street*

The applicant submitted a proposed front façade illustration at the Environmental Quality and Land Use Committee meeting. The proposed façade includes a center front entrance with a

canopy. This adds a specific front feature that creates a more appropriate streetscape view from N. Main Street.

(4) *The dimensions for free standing monument sign are required*

Lastly, the applicant has included specific sign square footage in conformance with the RR-1 business sign requirements. The maximum sign square footage will be 12 sq. ft. and will be a monument sign meeting all other sign requirements.



To: Environmental Quality and Land Use Committee

Via: Brandol Harvey, AIA, AICP, Chief of Planning

From: Christopher S. Lawrence, AICP, Comprehensive Planner

Date: September 14, 2004

Subject: SUP #04-006 – Education Facility Primary/Secondary – 2500 block of North Main Street

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#### SUMMARY OF REQUEST

**Request:** The applicant, Blacksburg New School, is requesting a Special Use Permit to allow an Education Facility, primary/secondary in the 2500 block of North Main Street. The applicant desires to operate a school facility for grades pre-K through 12. The enrollment is currently 60 students with six staff. The proposed maximum enrollment with future additions is 120 students and 14 full time staff.

**Property Location:** 2500 block of North Main Street

**Tax Parcel Number:** 136-T-1-3C

**Lot size:** 5-acres

**Zoning of the Property:** RR-1, Rural Residential 1

**Surrounding Zoning:** RR-1, Rural Residential 1

**Present Use of the Property:** Vacant

**Present Uses:**

North and South:	Single-family homes
East:	Vacant
West:	Cemetery Use

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## **BACKGROUND**

Blacksburg New School is a non-profit organization that has provided educational services to the Blacksburg community since 1971. The school was originally located at 1600 Whipple Drive, in the North end of town. In 1999, the school moved to their current Ramble Road location. This was done to have more space and to have a temporary facility while the school building committee looked for property to build a new facility. In 2000, the New School was granted a Special Use Permit (Resolution 10-B-00) to construct and operate the school at the North Main Street location. The Special Use Permit was not acted upon within the required 18-month period. Therefore, the previous permit expired as is no longer valid. The school is requesting the new permit with minimal changes to the original permit.

## **NEIGHBORHOOD MEETING**

A neighborhood meeting was held on September 13, 2004. Four neighbors attended and the following comments and concerns were expressed:

- (1) The entrance of the school and the existing cemetery entrance should be lined up directly across from each other. This will increase the safety of the intersection as well as allow for a possible future median cut to be constructed as part of a Main Street widening project.
- (2) The architectural elevation of the front façade should be improved to include the appearance of a primary entrance.
- (3) The possibility of increased noise during school hours may have a negative impact on the cemetery, specifically during funerals. Attention should be given to designing outdoor activities to occur behind the school as well as adequate buffering and screening along Main Street.

## **ANALYSIS**

The Zoning Ordinance requires that special uses be in conformity with the Comprehensive Plan or to specific elements of the plan, and to official Town policies adopted in relation thereto, including the purposes of the Zoning Ordinance. Further, the proposal as submitted shall not cause adverse impacts, as defined by Section 1181 (b) of the Zoning Ordinance, on the surrounding neighborhood or community. Adverse impacts to be evaluated include such items as traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations, among others. In considering impacts, due regard shall be given to the timing of the operation, site design, access, screening, or other matters which might be regulated to mitigate adverse impact.

### **Comprehensive Plan**

The subject site is located in the North End Planning Sector of the Comprehensive Plan. The North End Planning Sector chapter along with the Community Facilities/Human Services chapter provides relevant guidance for this review.

**North End Planning Sector** – The vision of this sector is as follows: *The north end of Town is an area with a diversity of land uses, including older single family neighborhoods, planned residential developments, commercial establishments serving the immediate area, transitional residential areas, and areas of open and forested land. Land uses north of Givens Lane consist of low-density single-family residential developments in planned communities. Open spaces are preserved and integrated into new developments. A variety of housing options exist with a wide range of costs to serve both first time home buyers and those who are looking for larger, higher priced homes. Creative development plans are encouraged. The future land use for this property is designated as civic. This civic land use is defined as schools, places of worship, government offices or use, clubs and other institutional uses. This category includes Greek social/fraternal organizations.*

The North End Planning Sector chapter of the Plan identifies the following *Unique Characteristics, Critical Issues, and Special Considerations* that are pertinent to this Special Use Permit request: *A unique characteristic of this area is that "Approximately 36% of the total land area is in a residential use. Approximately 53% of the north end sector is open or agricultural." This area is predominately residential with the definite potential for new residences.*

*A special consideration regarding the Vision for the North End Sector is relevant. A new elementary school may be needed in the North End of Town as the area develops and demands on current school facilities increase. The Comprehensive plan does not distinguish between the need for a private school versus a public school.*

The Housing and Neighborhood Chapter discourages the intrusion of incompatible uses in to residential neighborhoods. There are currently two large churches south of the site on North Main Street. Both churches currently offer private education facilities. This will be the third private school in the North end sector. This chapter also encourages the regulation of noise and light provided by nonresidential land uses to minimize impacts on nearby residential properties.

The Community Facilities/Human Services chapter states, where possible, Town parks and recreation space should be adjacent or contiguous to school grounds to encourage the maximum use of both properties. The applicant has stated that the multipurpose room would be available to the public to hold civic type meetings. Secondly, the recreation fields would also be available for public use, provided these activities are approved by the school administration.

This chapter also states that, *in addition to the public schools, various private schools also exist in Blacksburg. These schools offer alternative programs based on their individual education philosophies, ranging from parent/teacher cooperative education to religious education. Another objective of this chapter is that, the retention of neighborhood schools is strongly encouraged as an anchor to the stability of existing neighborhoods.*

In summary, The Comprehensive Plan recognizes the development potential in the North End of town. Careful attention should be placed on the type of development, the site design, and the impacts nonresidential uses could have on the adjacent neighborhoods. This use will be the third civic use in the North end. The two churches with related education facilities have had an impact on the area in regards to traffic, storm water, and the character of the area. However, it must also be noted that these civic uses have provided a great deal of open space, trail facilities, and

recreation opportunities to the surrounding neighborhoods. The proposed education facility is much smaller than the two existing churches and should have minimal adverse impacts and provide additional open space, recreational activities, and a bike trail. The impact of these civic uses on the surrounding neighborhoods and the future character of the area should be considered.

### **Impacts of the Proposed Special Use Permit**

**Zoning Ordinance** – The proposal is evaluated on applicable Development Standards of the District Standards, Use and Design Standards, and any additional Development Standards of the Zoning Ordinance.

**District Purpose** (Section 3020) - The purpose of the Rural Residential district is to provide for residential development at a scale intended to conserve the rural character of the district. Development within the Rural Residential district is intended to promote the following goals and objectives. Development proposals shall be evaluated for their adherence to these goals:

- (1) Conservation of agricultural and forestal lands, including farm fields and pastures.
- (2) Conservation of natural resources including wetlands, flood plains, natural drainage ways, aquifer recharge areas, existing tree cover, steep slopes, ridge lines, hilltops, wildlife habitats, deer wintering areas, stream valleys, locations comprising scenic views or scenic view corridors, and other outstanding natural topography.
- (3) Conservation of a unified open space area.
- (4) Creation of residential developments on a traditional rural scale, with small villages surrounded by agricultural, forestal, or open space lands.
- (5) Flexibility and creativity in the design of residential subdivisions, with less suburban-style sprawl and less consumption of open land.

These measures will prevent soil erosion by permitting development according to the nature of the terrain, provide larger open areas with greater utility for rest and recreation, and encourage the development of more attractive and economic site design. They will create a convenient, attractive, and harmonious community, and facilitate the provision of parks, forests, playgrounds and other recreational facilities. These goals are intended to preserve existing agricultural, forestal and other lands of significance for the protection of the natural environment.

**District Development Standards** (Section 3023) – The proposed site is located in the RR-1, Rural Residential zoning district and must be evaluated by that district's standards. The proposal as presented meets or exceeds the following Development Standards for the RR-1 zoning district.

**Minimum lot area** – none

**Minimum frontage** – 20 feet (on a publicly owned and maintained street)

**Minimum setback** – 35 feet

**Rear Yard** – 20 feet

**Side Yard** – 10 feet

**Use and Design Standards** – The proposal must be evaluated in terms of Use and Design Standards for Education Facility Primary/Secondary (section 4313)

**(a) General Standards:**

- (1) *Any outdoor activity area, or ball field that adjoins a residential use type shall have a type C buffer yard. Where exterior lighting of such area is proposed large evergreen trees shall be required in a location appropriate to screen adjoining residences*  
The applicant proposes to have a fenced playground behind the school in the open space. This area will be large enough and designed for a soccer field or other sports area. The concept plan shows the required type C buffer surrounding the entire sides and rear of the property adjacent to the activity area.

The type C buffer yard requirements for vegetative screening are:

50-foot buffer yard  
Large and small evergreen trees  
One row of evergreen shrubs

There will be no exterior lighting for the activity area; therefore, no additional large evergreen trees are required.

- (2) *A type B buffer yard shall be provided in yards adjacent to a RRI zoning district*  
In areas that are not adjacent to the activity area, as addressed in item one above, the applicant has provided the required type B buffer yard. The minimum vegetative buffer requirements are:

30-foot buffer yard  
Small evergreen trees  
One row of evergreen shrubs

The trees will be integrated into the required type C buffer as they transition together adjacent to the active recreation area.

- (3) *Any area constructed in conjunction with an education facility intended for the overnight storage of school buses which adjoins a residential zoning district shall provide a type C buffer yard.*  
The applicant currently has one 15-passenger school van. The proposal is to keep the van in the parking lot overnight. The intent of the ordinance is to provide a buffer between adjacent residential property and the storage of typical public school buses. The impact of one van on adjacent property would be minimal. **However, to meet the Type C buffer yard requirement, the vegetative buffer yard or possibly an architectural buffer yard is required to be extended further down on the property line to cover at least two or three parking spaces.** This will provide the required buffer for the van parking. The growth of the school may require a second van; this would also be parked in the parking lot. If the school has plans to purchase more vans or a larger school bus, the extension of the type C buffer may be

appropriate. The buffer yard would extend further down the southern property line to add additional screening for the parking lot in which the vans would be stored.

- (4) *Minimum lot size 1 acre for the first 35 students. Each additional student will require an additional one thousand square feet, but no school site will be required to exceed five acres*

The 5-acre parcel meets and exceeds this provision by 2.0 acres. To analyze it further, the school currently has approximately 60 students and potential for 120. Therefore, the minimum lot size would be 1.6 acres and 3.0 acres, respectively.

- (5) *Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood*

The applicant has placed the entrance in a position to allow for 450-feet of sight distance both directions. This is the minimum required per VDOT standards for a 45-mph road. The school will add a minimal amount of traffic to North Main Street; however, this will be most noticeable during the morning and afternoon during drop off and pick up. The applicant has stated that these periods will center around 8:30-9:00 a.m. and 3:30-5:45 p.m.

The current cemetery entrance is located across N. Main St. **The entrances to both the existing cemetery and the school need to be directly across from each other. Therefore, the school should evaluate the entrance design and position it directly across from the cemetery, while maintaining required sight distance.**

The parking lot is design to allow for a continuous loop with a designated drop off zone. This zone is wide enough to allow for a row of parked cars for drop off and pick up and a through lane to allow traffic to circulate.

**(b) Additional Standards in the RR-1, R-4, R-5, and OTR zoning district:**

- (1) *Minimum side setback for new structures. 30-feet*  
Application complies with this standard.

- (2) *Parking shall be located behind the front line of the principal building*  
The applicant has designed the parking area to be located behind the front building line. One large tree island has been placed at the beginning of the parking spaces to reduce the visual impact from the public road as well as a larger center island which may be used for Low Impact Development design for stormwater management

- (3) *Applicants must clearly demonstrate that the use will be compatible with the neighborhood, particularly with regard to traffic circulation, parking, and appearance*  
The school is located along a relatively undeveloped portion of North Main Street. The closest street and neighborhood is Maywood, and there are several single-family homes dotting North Main Street. There is concern that this undeveloped land in the north end is being use increasingly more for large civic uses. As stated earlier, the

presence of Blacksburg Christian Fellowship and Triedstone Church has served to establish a certain character of the area.

The applicant has proposed to construct a bike trail as part of the North Main Street bike trail system. This will be constructed as part of the site development plan.

- (4) *The scale, massing, and building design should be compatible with the surrounding neighborhood. The structure shall be street-oriented with pedestrian entrances from the street.*

The school will be a one story, rectangular shaped building. The short side of the rectangle will face the street. This should help reduce the apparent size of the building from the street. There will be a pitched roof to coincide with the residential character of the area. **The applicant should consider adding architectural features to the front (left side) elevation.** As proposed, the façade is a blank wall with a centered double door entrance. The applicant should consider adding windows and possibly a covered front porch that may resemble a traditional schoolhouse entrance.

The school plan also proposes expansion areas on each end of the building. This would allow for future expansion that would keep in character with the existing building. However, the front entrance is critical regarding the appearance. Future expansion would require specific attention to maintaining the front façade appearance suggested above. If the application were approved with these additions, no future permission would be required from Town Council. The parking lot and physical amenities of the property are designed to accommodate 120 students.

- (5) *Exterior lighting shall be compatible with the surrounding neighborhood.*

Lighting will be limited to the parking area, rear paved play area, entrances, and monument sign. The exterior lighting will have motion detectors. Therefore, they will not be on throughout the night. All lighting is proposed to be cast downward. The applicant does propose to light the monument sign. The lighting on the sign will be low wattage, directionally focused lights to accent the sign. **The applicant needs to submit the dimensions for the proposed sign prior to final approval.** The sign plan will then become a condition of the permit.

## CONCLUSION

The use of the property as an Educational Facility Use conforms to the Comprehensive Plan. The proposal does not seem to be a detriment to the community nor should there be any major adverse impacts on the surrounding neighborhoods. Blacksburg New School has been an established private school in the Blacksburg community for since 1971. The property is of an adequate size to accommodate the proposed number of students and may allow for the use of the facility for civic groups and recreation opportunities. The use meets and exceeds all of the Zoning Ordinance requirements except for several items highlighted below:

- (1) The Type C buffer yard needs to be extended along the side property line to screen the parking spaces for van parking.

- (2) The school entrance needs to be designed to line up with the existing cemetery entrance.
- (3) The front façade needs design improvements so that the building has the appearance of facing N. Main Street.
- (4) The dimensions for free standing monument sign are required.

The Planning Commission may wish to consider the following issues:

- (1) Will the proposed school have any negative impacts on the adjacent neighborhood?
- (2) Is the proposed use substantially in conformance with the Comprehensive Plan and Zoning Ordinance?

In conclusion, the Special Use Permit is a discretionary decision. The application is evaluated on conformance with the Comprehensive Plan and to official Town policies, including the purposes of the Zoning Ordinance. In addition, the special use application is evaluated on minimum adverse impact on the surrounding neighborhood or community. The following may be appropriate condition to place on the application:

- (1) The school shall be limited to 120 students.